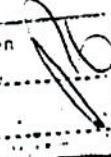


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|-----------|----------|
| Stampduty | R..... |
| Seelreg | R 600,00 |
| Fees/Fees | Cat. |
| Exempted | Kat..... |
| | |

Prepared by me

Conveyancer
M W JELLEY

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|---|-------------|---|
| VERBOND | | MORTGAGED |
| VH FOR R 630 000,00 | | |
| B | 181437 / 04 |  |
| 2004-18-02 REGISTRATEUR/REGISTRAR | | |
| For further endorsements see.....  | | |

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| BC 000050980 / 2008 |
| GEKANSIELEER CANCELLED |
|  |
| REGISTRATEUR/REGISTRAR |
| 2008-07-31 |

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

T 07  / 04

THAT MICHAEL WINSTON JELLEY

NICOLE KA  CH

appeared before me, REGISTRAR OF DEEDS at JOHANNESBURG the said
Appearer being duly authorised thereto by a Power of Attorney signed at SANDTON
on 25 August 2004 and granted by:-

METBOARD PARTIES LIMITED
Registration No. 1998/.....

FOR INFORMATION ONLY
SLEGS VIR INLIGTING

AND the Appearer declared that his/her said Principal had truly and legally sold a
property letting business as a going concern conducted at and inclusive of the
hereinaftermentioned property and that, the said Appearer in his/her capacity
aforesaid, did by these presents, cede and transfer, to and on behalf of:-



SIMJA [REDACTED] ES [REDACTED] 3

its successors in title or assigns in full and free property

ERF [REDACTED] AND SUBURBAN EXTENSION 2 TOWNSHIP
REGISTRATION DIVISION I.R., THE PROVINCE OF GAUTENG

MEASURING 3 983 (THREE THOUSAND NINE HUNDRED AND EIGHTY THREE)
SQUARE METRES;

HELD BY Deed of Transfer T50799/1998

SUBJECT to the following conditions:-

- 1 (a) The land is transferred as proclaimed land and as such is subject to the provisions of the Gold Law now or hereafter to be in force affecting such land, and subject to all mining titles and all rights attaching to them under the Gold Laws vested in the City Deep Limited or its successors in title under the area of the said land. The City Deep Limited, or its successors in title retains and reserves to itself all rights to mine, and all rights vested in it or to which it may be or become entitled as if it were freehold owner in respect of the said land, such as its rights to one-half of the claim licence received by the Government in respect of the gold mining claims.
- (b) The City Deep Limited, or its successors in title, may from time to time apply for the renewal of its claim licences or any portion thereof, or may allow such claim licences to lapse without obtaining the consent of the owner of the land from time to time.
- (c) As the land forms part of the ground already been undermined, and under which mining operations may be continued in future, neither the City Deep Limited, nor its successors in title, as freehold owner or claim holder shall be liable or responsible to the owners of the land from time to time for any damage or injury caused by subsidence or cracking of the surface, whether caused by mining operations past or future beneath the surface or otherwise, the said owners accepting the risk that any buildings erected by them on the land may be subject to damage by subsidence or by shocks arising from the undermining thereof or of adjacent ground.
- (d) The said owners of the land shall not directly or indirectly interfere with or in any way restrain or prevent gold mining operations being carried on beneath the surface of the said land by the City Deep, Limited, or its successors in title to the rights to minerals, whether the surface be occupied by buildings, roads or otherwise.

2. Main buildings on this erf shall consist of reinforced concrete framework with panels of suitable type. Intermediate floors shall be constructed of reinforced concrete.

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3. HEIGHT OF WALLS OF BUILDING

[a] In the zone underlain by the reef at from 200 ft to 400 ft the height of walls of buildings shall not exceed 9,45 metres.

[b] In the zone underlain by the reef at from 400 ft to 800 ft the height of walls of buildings shall not exceed 14,17 metres.

4.[a] The elevational treatment of all buildings shall conform to good architecture so as not to interfere with the amenities of the neighbourhood.

[b] Neither the owner nor any person shall have the right, save and except to prepare the erf for building purposes, to excavate therefrom any material without the written consent of the local authority

[c] The erf and buildings erected and to be erected thereon shall be used solely for such industrial and/or commercial purpose (e.g. factories, warehouses, workshops and the like) as may be approved in writing by the local authority and other purposes incidental thereto; no retail trade of any description shall be conducted thereon or therefrom save as in sub-clause [e] hereof provided and save that it is specially hereby provided that for the purposes of this clause the prohibition against retail trading set out above, shall not prohibit the owner from selling on the erf goods wholly or partially manufactured or processed or assembled thereon and other goods not manufactured on the land, provided such goods form part of or are incidental to the sale of and/or are for use in or with goods manufactured wholly or in part or processed or assembled on the Erf. The words "and other purposes incidental thereto" shall mean and include:

(i) the erection and use for residential purposes or buildings for managers and watchmen of works, warehouses or factories erected on the said Erf, and with the consent in writing of the Administrator given after consultation with the Department of Co-operation and Development and of the Local Authority and subject to such conditions as the Administrator in consultation with the Local Authority may impose.

(ii) The erection of buildings to be used as offices or storerooms by the owner or occupier.

[d] Subject to the provisions of sub-clauses 3[a] and [b] above the buildings hereafter erected on the erf shall not exceed three storeys in height and shall not occupy more than 85 per cent of the area of the erf.

[e] The owner and any occupier shall not establish on the Erf, except for the use of its own employees, a restaurant, or tearoom business.

[f] Buildings, including outbuildings, hereafter on the erf shall be located not less than 3,05 metres from the boundary thereof abutting on a street.

[g] The loading and off-loading of vehicles shall be done only within the boundaries of the erf, provided that no materials or goods of whatever nature shall be dumped, placed or stored on the portion of the erf between building

line and the street boundary of the erf, which portion shall not be used for any purpose other than laying out and maintaining lawns and gardens.

- [h] As the erf forms part of the land which is, or may be undermined and liable to subsidence, settlement, shock and cracking due to mining operations past, present or future, the owner thereof accepts all liability for any damage thereto or to any structure thereon which may result from such subsidence, settlement, shock or cracking.
- 5. And subject to a servitude for Roadway purposes in favour of the City Council of Johannesburg as will more fully appear from Notarial Deed of Servitude No. 1122/1965S dated 14 August 1965 and registered on 30 August 1965.

AND SUBJECT FURTHER to such conditions as are mentioned or referred to in the aforesaid Deed.

WHEREFORE the Appearer, renouncing all the right and title which the said:-

MENTORING UNITED

heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of and disentitled to the same, and that by virtue of these presents, the said:-

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its successors in title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price to be the sum of R900 000,00 (NINE HUNDRED THOUSAND RAND) and the date of sale to be the 07 July 2004.

**FOR INFORMATION ONLY
SLEGS**

IN WITNESS WHEREOF I, the said Registrar, together with the Appearer, q.q. have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the office of the **REGISTRAR OF DEEDS** at
JOHANNESBURG on 2004-11-02

q.q.

Signature

In my presence,

Signature
REGISTRAR OF DEEDS

CERTIFIED A TRUE COPY IN TERMS OF
THE PROVISION OF REG. 66 ACT 47/37
FOR INFORMATION ONLY
DEEDS REGISTRY
JOHANNESBURG

Signature
.....
ASS REGISTRAR OF DEEDS

DEEDS OFFICE

Marble Towers

2025 -11- 25

Corner Von Wettberg and Pritchard
Johannesburg
Tel: 011 843 8300

Signature

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|----------------------|------------------------|
| VERBIND | MORTGAGED |
| VIR FOR R 120.000,00 | |
| B 031197/08 | REGISTRATEUR/REGISTRAR |
| 2005-05-06 | REGISTRATEUR/REGISTRAR |
| A.D.D. | |
| 2008-07-31 | |

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|---------------------------|
| BC 0050981/2008 |
| GEKANSELLEER CANCELLED |
| REGISTRATEUR/REGISTRAR |
| REGISTRATEUR/REGISTRAR |
| 2008-07-31 |

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|-----------------------|------------------------|
| VERBIND | MORTGAGED |
| VIR FOR R 600.000,-00 | |
| B 022764/06 | REGISTRATEUR/REGISTRAR |
| 2006-03-27 | REGISTRATEUR/REGISTRAR |
| A.D.D. | |
| 2009-07-31 | |

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|---------------------------|
| BC 000050982/2008 |
| GEKANSELLEER CANCELLED |
| REGISTRATEUR/REGISTRAR |
| REGISTRATEUR/REGISTRAR |
| 2009-07-31 |

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|------------------------|------------------------|
| VERBIND | MORTGAGED |
| VIR FOR R 1.000.000,00 | |
| B 008325/08 | REGISTRATEUR/REGISTRAR |
| 2008-02-12 | REGISTRATEUR/REGISTRAR |
| A.D.D. | |
| 2009-07-31 | |

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| BC 0050983/2008 |
| GEKANSELLEER CANCELLED |
| REGISTRATEUR/REGISTRAR |
| REGISTRATEUR/REGISTRAR |
| 2009-07-31 |

**FOR INFORMATION ONLY
SLECHT VIR INLIGTING**

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|-----------------------|------------------------|
| VERBIND | MORTGAGED |
| VIR FOR R 8000.000,00 | |
| B 044376/08 | REGISTRATEUR/REGISTRAR |
| 2008-07-31 | REGISTRATEUR/REGISTRAR |
| A.D.D. | |